

**OFFICE LOCATION:**  
Town Hall Annex  
54375 State Route 25  
(cor. Main Rd. & Youngs Ave.)  
Southold, NY



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**PLANNING BOARD OFFICE**  
TOWN OF SOUTHOLD

**SPECIAL MEETING**  
**AGENDA**

**January 25, 2016**  
**2:30 p.m.**

**AMENDMENT TO PLANNING BOARD MEETING SCHEDULE**

**Change the time of day for the next public meeting, set for February 8, 2016, to 6:00 p.m.**

**SUBDIVISIONS**

**Amend Preliminary Plat Hearing Time:**

**Change the time of day for the Ridgway Preliminary Plat Public Hearing, set for February 8, 2016, to 6:01 p.m.**

**Ridgway** - This proposal is to subdivide a 9.6 acre parcel into 3 clustered lots in the R-80 Zoning District. The property is located at 1588 Fox Avenue, on the west side of Fox Avenue and adjacent to Hay Harbor, on Fishers Island. SCTM#1000-6-1-3

**WORK SESSION AGENDA**  
**SOUTHOLD TOWN PLANNING BOARD**  
**Monday, January 25, 2016**  
**2:30 p.m.**  
**Southold Town Annex Board Room**  
**2<sup>ND</sup> Floor, Capital One Bank Building**

**2:30 p.m. Special Meeting**

**2:35 p.m. Applications**

Project Name:	<b>Sports East Fitness Club</b>	SCTM#:	1000-122-7-9
Location:	9300 Route 25, ±141's/w/o Sigsbee Road & NYS Route 25, Mattituck		
Description:	This Site Plan is for a proposed multi-sport membership club consisting of an outdoor soccer field and five (5) tennis courts, a 150' x 500' (75,000 sq. ft.) building to include a pool, basketball court, soccer field and space for physical fitness activities with 224 parking spaces on 20.8 acres in the R-80 Zoning District.		
Status:	New Application		
Action:	Review for comments to ZBA.		

Project name:	<b>Stanton, Phil &amp; Jennifer</b>	SCTM#:	1000-64-1-29
Location:	845 Maple Avenue, Southold		
Description:	This proposal is a Standard Subdivision of a 5.32 acre parcel into three lots where Lot 1 equals 2.45 acres, Lot 2 equals 1.25 acres, and Lot 3 equals 1.63 acres, located in the R-40 Zoning District.		
Status:	Conditional Preliminary Plat Approval		
Action:	Review revised Final Plats.		
Attachments:	Staff Report		

Project name:	<b>Harold R. Reeve &amp; Sons, Inc.</b>	SCTM#:	1000-140-1-6
Location:	1605 Wickham Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lot 1 equals 1 acre inclusive of 0.06 acres of unbuildable land, Lot 2 equals 1 acre inclusive of 0.05 acres of unbuildable land, Lot 3 equals 1 acre inclusive of 0.04 acres of unbuildable land located in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. A 0.3 acre proposed private road, Creek View Lane, is located on the northeast side of the subdivision off of Wickham Avenue. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District.		
Status:	Pending		
Action:	Discussion regarding Change of Zone request & items submitted.		
Attachments:	Staff Report		

Project name:	<b>Cutchogue Business Center</b>	SCTM#:	1000-83-3-4.6
Location:	12820 Oregon Road, Cutchogue		
Description:	This proposal is a Standard Subdivision of a 6.10 acre parcel into five lots where Lot 1 equals 1.29 acres, Lot 2 equals 0.92 acres, Lot 3 equals 1.47 acres, Lot 4 equals 0.92 acres, and Lot 5 equals 1.06 acres, located in the LI Zoning District.		
Status:	Conditional Preliminary Approval		
Action:	Review revised Covenants & Restrictions.		
Attachments:	Staff Report		

**Discussion:**

- Discuss time of February 8 & March 7, 2016 Work Sessions and March 7, 2016 Public Meeting

**Executive Session:** Advice from Town Attorney